

Annual Board Meeting
August 6, 2011

Present were Caroline Lodewyks, Tom Ryan, Chet Varner, Stan Lapinski, David Werkmeister, Jeannie Thaler, and Kevin Kelly. Sue DeSanti and Jim Marsh were absent. Caroline asks everyone to sign in.

Motion to accept minutes – Tom, 2nd Caroline—all in favor

Finance and Revenue: Stan Lapinski

Last year we paid a road loan off of approx. \$40K. This year we are planning to prepay 25K. If we continue to pay \$25K per year we will have the loan paid off around September of 2015. This is our focus to get that loan paid off. At the same time we are going to try to fix our roads in small sections. Our current budget includes \$20K to repair part of the road and \$15k to pay our pool attendant and maintenance person. Approximately \$3K is built in to fix some pool problems. In the next few years we would like to ask for a small increase in our special assessment of \$40.00. This should enable us to pay off our loan and fix the roads without taking out any more loans. When we send out our billing we are going to send out a card asking if they are in favor of an increase. In July 2011, we had expenses of about \$11K, last year it was about \$20K, but that included about \$6k in pool repairs. Even so we have about \$4K fewer expenses than last year. In 2009 the expenses were \$15K. For income, we are approximately right in line with the last two years and we have an extra \$6K from the water company. Financially we are doing well. Chet said the loan we have matures in 2024 and we are paying 7.75 percent interest and we are looking at plans to prepay and save \$120K in interest. The payment is \$1853 per month. Caroline said we have been working on this quite a bit. Caroline said there are going to be different ideas going out there and the membership will have to make the decision. If the members have any ideas, please bring it into the office. The vote has to be 66 2/3 percent.

Roads:

Someone asks if a little bit will be done at a time starting now. Caroline said we have gotten some bids and Chet wants us to get an estimate from someone in Scranton and her and David and Kevin will meet with him. This year will be Juneberry and next year will be somewhere else. Caroline said she is jumping into the committee because Jim is with his wife at this time. Someone complained that we need more speed bumps because he almost got hit. Caroline said that the corner by Cedar Ridge is bad too. There is a little white car with a fin that is a problem. Discussion ensues about fining them, Tom said we have sent them a letter regarding speeding in the community once before. Discussion of the price of asphalt is skyrocketing is approx. \$20K for a 300 foot piece of road which also includes \$3K to seal crack around the community.

Building and Construction

Nothing new

Trees: Tom Ryan

Tom issued 2 permits. Kevin said that his mother in law has a tree that is broken in half; Tom said he will go and look at it.

Clubhouse: Caroline

The clubhouse glass will be fixed and Mesko will be hired and they will also do the other windows. Chris will call them on Monday. Someone asks what we are doing to it. Kevin explains that someone threw a rock through. The handicapped ramp will also be started.

Hospitality: Caroline

Nothing

Pool: Caroline

Everything is working out great this year with the attendant there. Next year we are thinking of selling chips, sodas etc. There have been a lot of requests for that. Other communities such as Tinkwig made \$7200.00 on Memorial Day but they sell hot dogs, burgers, etc. We are going to start small and if it works out, great and if it doesn't than we won't have much of a loss. David asks about board of health. Caroline said she contacted the board of health and closed food does not need approval.

Unfinished Business: Nothing

New Business:

Caroline makes a motion for the special assessment, Tom 2nds. All were in favor. Caroline has proxys which are in favor. She counts 18.

Caroline asks to make a motion for accepting the budget. Stan said that the budget contains all standard expenses and extras are \$20K for the roads, \$15K for additional salaries and payroll taxes and \$3K for the pool. All in favor –budget approved Tom would like to thank Jeff Fronheiser for cleaning up all debris around the front and the broken trees around the road. Volunteerism is what keeps are prices down. Caroline would also like to thank Mike Degroat who does a lot also. She would like to thank all the volunteers.

Caroline asks for any comments or questions—no one responds.

Caroline makes a motion to adjourn